

KANSAS SURGERY AND RECOVERY CENTER 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed and
platted "KANSAS SURGERY AND RECOVERY CENTER 2ND ADDITION", Wichita,
Sedgwick County, Kansas and that the accompanying plat is a true and
correct exhibit of the property surveyed, described as Lot 2, Block 1,
Kansas Surgery and Recovery Center Addition to Wichita, Sedgwick County,
Kansas, EXCEPT a tract of land in said Lot 2, Block 1, described as:
Commencing at the NW corner of Lot 2, Block 1, Kansas Surgery and
Recovery Center Addition to Wichita, Sedgwick County, Kansas; thence
S00°56'39"E along the west line of said Lot 2, a distance of 382.00 feet,
to the point of beginning; thence N89°03'21"E a distance of 165.00 feet;
thence S00°56'39"E a distance of 258.00 feet; thence S13°33'21"W a
distance of 114.34 feet to a point in the south line of said Lot 2; thence
along said line, N76°26'39"W a distance of 135.67 feet to the P.C. of a
curve to the left having a radius of 1034.31 feet; thence along said curve
through a central angle of 00°17'17" along the south line of Lot 2 a
distance of 5.20 feet to the southwest corner of said Lot 2; thence
N00°56'39"W along the west line of said Lot 2, a distance of 333.45 feet
to the point of beginning and EXCEPT a portion of Lot 2, Block 1, Kansas
Surgery and Recovery Center Addition to Wichita, Sedgwick County, Kansas
described as beginning at the eastern most corner of said Lot 2; thence
S44°00'51"W, along the southerly line of said Lot 2, 343.14 feet to the
eastern most southeast corner of said Lot 2; thence N43°56'39"W, along a
southerly line of said Lot 2, 77.86 feet to the P.C. of a curve to the left;
thence along said curve to the left and an arc length of 180.91 feet,
having a radius of 276.36 feet, a central angle of 37°30'22", a chord
length of 177.69 feet, and a chord bearing of N62°41'50"W; thence
N44°00'51"E, 391.46 feet to a point on the northerly line of said Lot 2;
thence S45°59'09"E, 248.00 feet to the point of beginning, TOGETHER with
the north 35.00 feet of Lot 1, Block 1 in said Kansas Surgery and
Recovery Center Addition.

This plat of "KANSAS SURGERY AND
RECOVERY CENTER 2ND ADDITION", Wichita, Sedgwick County, Kansas has
been submitted to and approved by the Wichita-Sedgwick County
Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2019.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Entered on transfer record this _____ day
of _____, 2019.
Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2019.

_____ Chair
Charles A. Warren

_____ County Clerk
Kelly B. Arnold

_____ Secretary
Dale Miller

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2019.

_____ Mayor,
Jeff Longwell, City of Wichita

_____ City Clerk
Karan Sublett

_____ Register of Deeds
Tonya Buckingham

_____ Deputy
Keniy Zehring

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2019 at _____ o'clock _____ M., and is duly recorded.

Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Legend for utility lines and symbols:

- AT&T LINE
- COX CABLE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- FENCE LINE
- FIBER OPTIC LINE
- GAS LINE
- SANITARY SEWER LINE
- STORMWATER SEWER LINE
- TREE DRIP LINE
- WATER LINE

Legend for symbols:

- ATT Ped = A.T.&T. Pedestal
- OP = Cable TV Pedestal
- FM = Fiber Optic Line Marker
- HC = Handicap Sign
- PC = Power Pole
- SWSM = Stormwater Sewer Manhole
- SP = Stand Pipe
- TR = Tree
- WV = Water Valve
- ATT VT = A.T.&T. Vault
- EB = Electric Box
- FH = Fire Hydrant
- LP = Light Pole
- SSM = Sanitary Sewer Manhole
- Sign = Sign
- XMR = Transformer
- WM = Water Meter
- WV = Water Vault

Legend for materials:

- Asphalt
- Concrete

Scale: 0' 60' 120'

DATE OF PREPARATION: 25 OCTOBER 2019
DATE OF TOPOGRAPHY: 30 SEPTEMBER 2019
CONTOUR INTERVALS = 1 FOOT

Legend for notes:

- # = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "PEC" CAP (FOUND)
- = #4 REBAR W/ "PEC" CAP (FOUND)
- = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- △ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- X = CHISELED "X" (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (CM) = CALCULATED
- (CP) = CALCULATED FROM PLATTED

Legend for benchmarks:

- BENCHMARK: CHISELED SQUARE, TOP OF CURB, 252.2' E. & 45.8' S. OF THE NW COR., LOT 2, BLOCK 1, KANSAS SURGERY AND RECOVERY CENTER ADDITION. ELEV. = 1408.11 (NAVD88)
- CHISELED SQUARE, TOP OF CURB, 544.3' E. & 720.6' S. OF THE NW COR., LOT 2, BLOCK 1, KANSAS SURGERY AND RECOVERY CENTER ADDITION. ELEV. = 1399.23 (NAVD88)

Legend for owners:

- Ascension Via Christi Property Services, Inc., Attn: Elyssa Carter, 1100 N. SAINT FRANCIS AVE., #240 WICHITA, KS 67214
- Kansas Surgery and Recovery Center, LLC, 2770 N. WEBB RD., WICHITA, KS 67226

Existing public easements, building setback lines, dedications, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.

Michael G. Conroy, P.S. #971, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Reserves, to be known as "KANSAS SURGERY AND RECOVERY CENTER 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. Reserve "A" is hereby reserved for open space, landscaping, entry monuments, signage, a private drive, drainage purposes, and utilities. Reserve "B" is hereby reserved for open space, landscaping, entry monuments, signage, a private drive, drainage purposes, a public bicycle/pedestrian path and related appurtenances as confined to easement, and utilities. Reserves "A" and "B" shall be subject to the restrictive covenants established by the declaration of lot owners association agreements and shall be owned and maintained by a lot owners association to be formed within Kansas Surgery and Recovery Center 2nd Addition, Wichita, Sedgwick County, Kansas, provided however, that the public bicycle/pedestrian path within said Reserve "B" shall be owned and maintained by the City of Wichita, Kansas. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Ascension Via Christi Property Services, Inc., a Kansas not for profit corporation 1/A/a Via Christi Property Services, Inc., a Kansas not for profit corporation

_____, President

Kansas Surgery and Recovery Center, LLC, a Kansas limited liability company, 1/A/a Kansas Surgery and Recovery Center, L.P., a Kansas limited partnership

_____, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2019, by _____ President of Ascension Via Christi Property Services, Inc., a Kansas not-for-profit corporation, 1/A/a Via Christi Property Services, Inc., a Kansas not-for-profit corporation, on behalf of the not-for-profit corporation.

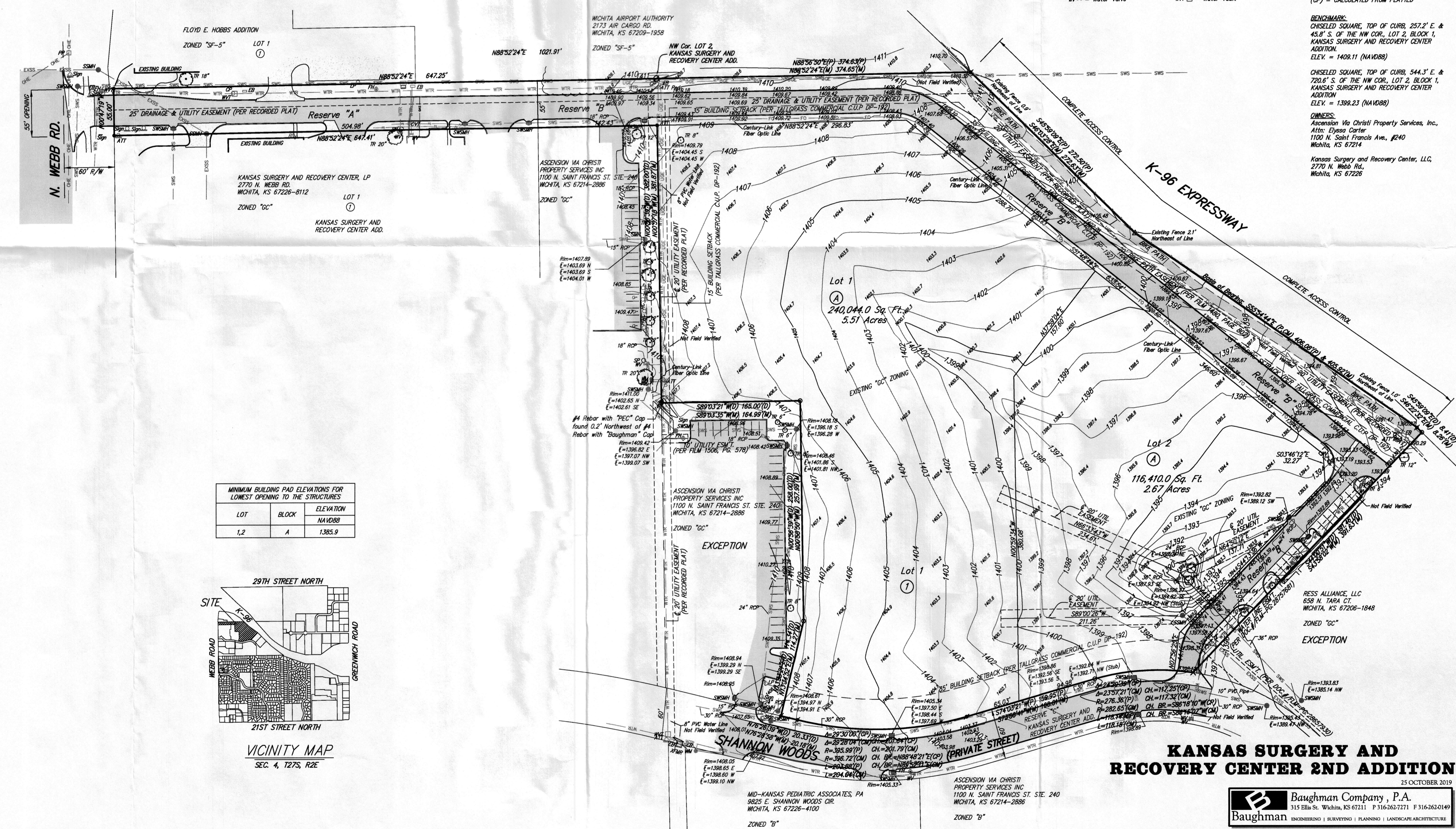
_____, Notary Public

My App't. Exp. _____

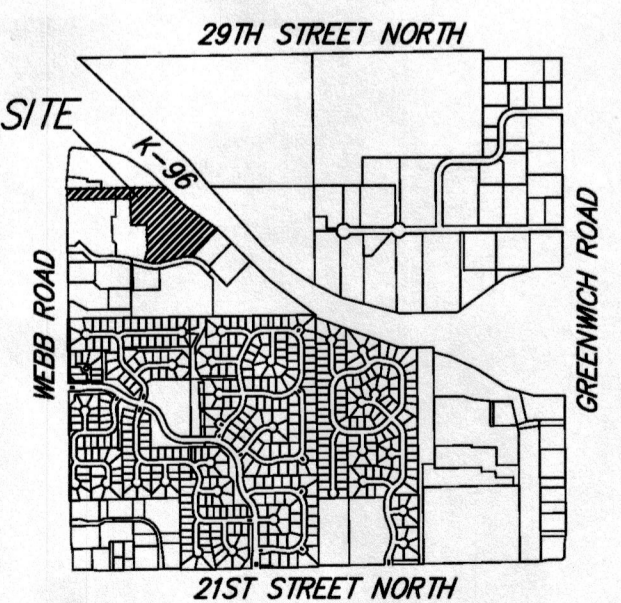
State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2019, by _____ Member of Kansas Surgery and Recovery Center, LLC, a Kansas limited liability company, 1/A/a Kansas Surgery and Recovery Center, L.P., a Kansas limited partnership, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	NAVD88 ELEVATION
1,2	A	1,395.9



KANSAS SURGERY AND RECOVERY CENTER 2ND ADDITION

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7171 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE